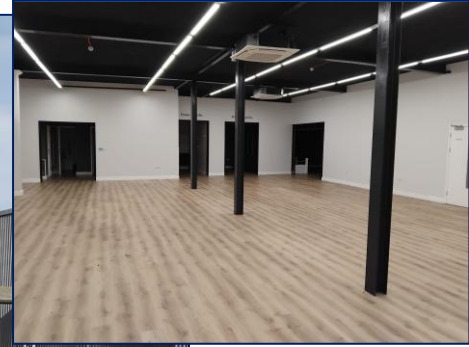


# FOR SALE

# TSR

TOWLER SHAW ROBERTS

## MODERN DETACHED WAREHOUSE/COMMERCIAL PREMISES WITHIN POPULAR INDUSTRIAL ESTATE



**THE DEPOSITORY**  
**MOCHDRE**  
**INDUSTRIAL ESTATE**  
**NEWTOWN**  
**POWYS**  
**SY16 4LE**

- Modern detached single-storey warehouse/commercial premises extending in total to approximately 4,487 sqft (416.82 sqm) with generous on-site car parking and yard facilities.
- Open plan accommodation with air conditioning/comfort cooling, roller shutter door and staff welfare facilities.
- Highly sought-after location within the popular Mochdre Industrial Estate with convenient access to the main road network.
- For Sale inviting offers over **£395,000** for the freehold interest with vacant possession on completion.

## Call 01743 243900

[www.tsrsurveyors.co.uk](http://www.tsrsurveyors.co.uk)

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

## Location

The property occupies a prominent and convenient location within Mochdre Industrial Estate with good access to the Newtown bypass and main road network. The estate boasts a number of well-known local and national businesses including Cellpath, Boys & Boden and Links Electrical.

Mochdre Industrial Estate is one of three principal estates serving Newtown and is located approximately one mile west of the town centre with access via the main A489 trunk road and close to the Newtown Bypass. The town also has a mainline rail station on the Cambrian Line from Shrewsbury to Aberystwyth and Machynlleth to Pwllheli.

Newtown is centrally located in Mid-Wales and is the principal economic and administrative centre for the area being situated approximately 30 miles west of Shrewsbury and 40 miles east of Aberystwyth and serves a wide catchment area.

## Description

The property comprises a modern detached single-storey warehouse/commercial premises extending in total to 4,487 sqft (416.82 sqm) and provides well-presented contemporary style accommodation incorporating a large open plan main office / business space with separate front reception area, meeting / store room and having male and female toilets.

Externally, the property boasts generous on-site car parking and secure yard area with gated access and palisade fencing.

## Accommodation

Description	Sqft	Sqm
<b>Overall Gross Internal Area</b>	<b>4,487</b>	<b>416.82</b>

## Services (Not Checked or Tested)

Mains electricity, water and drainage services are understood to be connected or available to the property. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Tenure

The property is offered For Sale by private treaty inviting offers over **£395,000** for the freehold interest with vacant possession upon completion.

## Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2026 Rating List as follows:

Description – Factory and premises  
Rateable Value – £43,000

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.



For Reference Only

Scale: Not to Scale

## Energy Performance Certificate

Energy Performance Certificate – E103

## Town Planning

Prospective Purchasers are advised to make their own enquiries to the Local Planning Authority as regards their proposed use.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We have been advised that the Vendor has not elected to charge VAT on the property at the present time.

## Local Authority

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS.  
TEL: 01938 552 828

## Legal Costs

Each party are to be responsible for their own legal fees incurred in this transaction.

## Anti-Money Laundering (AML) Regulation

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

## Viewing

Strictly by prior appointment with Sole Selling Agents, Towler Shaw Roberts. TSR House, Brassey Road, Old Potts Way, Shrewsbury, SY5 7FA.  
Tel: 01743 243900.

April 2026

## TSR House

**Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA**  
**Tel: 01743 243900 Fax: 01743 243999**

Also at

**Unit 8, Hollinswood Court**

**Stafford Court, Telford, Shropshire TF3 3DE**  
**Tel: 01952 210222 Fax: 01952 210219**

Also at

**4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA**  
**Tel: 01902 421216 Fax: 01902 426234**

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## Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts (or their joint agents where applicable). The property is offered subject to contract and still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, give notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."